102.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,600 / 709,600
					USE VALUE:	709,600 / 709,600
					ASSESSED:	709,600 / 709,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONGIORNO ROBERT JR
Owner 2:	CONNOLLY CHRISTINE
Owner 3:	
Street 1:	32 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONGIORNO ROBERT JR -
Owner 2:	-
Street 1:	32 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	278,100		431,500	709,600
Total Card	0.150	278,100		431,500	709,600
Total Parcel	0.150	278,100		431,500	709,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.65 /Parcel: 410.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66047

GIS Ref

GIS Ref

Insp Date 06/24/15

!8181!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,100	0	6,550.	431,500	709,600		Year end	12/23/2021
2021	101	FV	266,800	0	6,550.	431,500	698,300		Year End Roll	12/10/2020
2020	101	FV	266,900	0	6,550.	431,500	698,400	698,400	Year End Roll	12/18/2019
2019	101	FV	221,900	0	6,550.	437,700	659,600	659,600	Year End Roll	1/3/2019
2018	101	FV	221,900	0	6,550.	326,700	548,600	548,600	Year End Roll	12/20/2017
2017	101	FV	221,900	0	6,550.	295,900	517,800	517,800	Year End Roll	1/3/2017
2016	101	FV	221,900	0	6,550.	283,600	505,500	505,500	Year End	1/4/2016
2015	101	FV	164,200	0	6,550.	240,400	404,600	404,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:52:35

LAST REV

Date	Time
10/28/21	16:50:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONGIORNO ROBER	55829-50		11/16/2010	Convenience	1	No	No		
RUBINO ROSE M	47586-136		8/7/2006		385,000	No	No		
	11043-228		2/2/1966		99	No	No		N

USER DEFINED

Prior Id # 1:	66047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	782	Porch	20,000	O				
1/9/2020	37	Heat App	5,885	C				
7/1/2015	832	Redo Bas	10,000		7/1/2015			Remodel basement.
6/4/2014	621	Addition	100,000					
7/20/2010	853	Manual	10,000					REDO 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2021	Permit Visit	DGM	D Mann
6/24/2015	Meas/Inspect	PC	PHIL C
6/25/2014	Info Fm Prmt	PC	PHIL C
3/18/2009	Inspected	372	PATRIOT
1/6/2009	Measured	372	PATRIOT
12/5/2006	MLS	HC	Helen Chinal
10/21/1999	Meas/Inspect	264	PATRIOT
9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

Total AC/HA:	0.15037	Total SF/SM:	6550	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 431,549	Spl Credit	Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	147.015
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341700
Depreciation:	63556
Depreciated Total:	278144

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

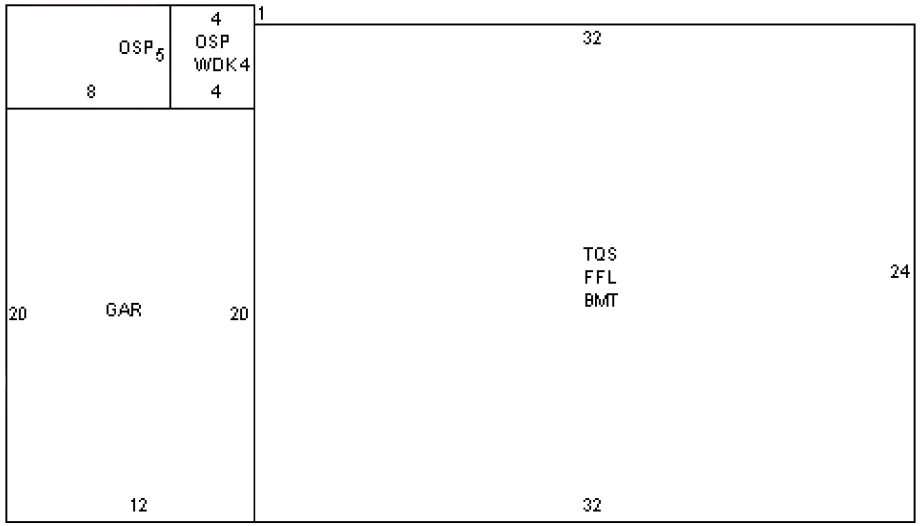
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.02
Special Features:	0	Val/Su Net:	114.35
Final Total:	278100	Val/Su SzAd	206.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.440	44,881
FFL	First Floor	768	147.010	112,908
TQS	3/4 Story	576	147.010	84,681
GAR	Garage	240	25.160	6,039
OSP	Screen Porch	60	47.920	2,875
WDK	Deck	20	15.840	317

Net Sketched Area:	2,432			Total:	251,701
Size Ad	1344	Gross Area	2624	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc